

*LINENE WOODS HOMEOWNERS ASSOCIATION
ANNUAL MEETING
JANUARY 28, 2010*

Pursuant to notice duly given, the annual meeting of the Linene Woods Homeowners Association was held on January 28, 2010 at the FSU Credit Union on Sharer Road, Tallahassee.

CALL TO ORDER: The meeting was called to order at 7:00, presided over by President Linda Stalvey. A quorum was present, composed of 33 homeowners (lots) signed in and 35 proxies. Total attendance was 45.

2009 ANNUAL MEETING MINUTES: The minutes of the 2009 Linene Woods Homeowners Association Annual meeting had been previously distributed via Email and the LWHA web site. A motion was made, seconded and approved to accept the minutes.

TREASURER'S REPORT: Treasurer Bill Needham presented the 2009 report of expenses. 2009 expenses of \$15,658.93 were \$1,071.07 less than budgeted. A motion was made, seconded and approved to accept the treasurer's report.

PROPOSED BUDGET FOR 2010: Treasurer Bill Needham presented the proposed 2010 budget of \$16,650. No unusual expenses are anticipated. Some expenditures, mainly relating to grounds maintenance, are uncertain because the proposed road project may prevent access at times. The budget is about \$100 less than the budget for 2009.

REPORT ON ROADS & DRAINAGE

Ginny Anderson, liaison person to the County on the roads/drainage project, introduced Joe Brown and Kim Wood of the County Public Works Department. Joe reported on the status of the roads/drainage planning. He said that the plans are now about 60 percent completed and he expects the plans to be ready for bid during March. Bids will be sought during March and April with an anticipated contract award during May. Construction is expected to take between 90 and 180 days, so the best case puts completion in the fourth quarter of 2010.

He said there have been no surprises in the design phase and the County is not expecting to remove any trees (although roots will be pruned as needed). The existing roads will be done by overlay of paving but there are two sections that will require total reconstruction. These sections are the north-eastern curve of Castleton Circle and all of Rutland Loop. He said that the contractor will be required to provide access to homeowners during construction and that individual homeowners will be contacted about access issues affecting their specific lots. There will be no road widening but some easements may need to be adjusted.

He said that the island on Dartmoor Court has been pointed out as a possible problem for turn radius and drainage control. The homeowners adjacent to the Court will be contacted about the options of leaving the island as is, modifying it, or removing it.

Drainage structures will be rebuilt where needed. Regarding drainage easements, these will be left as they are if they are working unless there is significant erosion, in which case the easement will be re-worked to provide stability. To provide the County access to some drainage easements, the legal description on property records will have to be revised because the actual drainage flow does not always fit the description on paper.

The County is working with the LWHA Board on design of the Ridgeland barrier.

The final cost is not yet known but a close approximation should be available by late spring or early summer. Joe said that recent bids that are coming to his office have been below estimates.

City utility departments and other offices that do work that could affect the road structure will be contacted and told to complete any planned work prior to the road resurfacing being done.

Joe and Kim then responded to questions from homeowners. A question concerned the metal tags on the trees. Joe said these are only for identification for planning purposes, not as a sign for removal. Another question was can the owners see the plans. In response, Joe said he would send us the plans in digital format so they can be put on the web site.

COMMITTEE REPORTS

Maintenance: Jim Mann reported that there are currently no major maintenance issues. A storm grate at the corner of Dartmoor and Nottingham has been shifting out of place when vehicles cross over it. A warning cone has been placed on it. Waste Management has been contacted and has alerted its drivers to avoid the grate.

Association Web site: Gordon Morgan reported that he has corrected some problems on the web site.

NEW BUSINESS

Gas line access: Niki Joyce reported on her experience in getting a gas line run along Nottingham. She worked with city offices and homeowners to extend the gas line on Nottingham to the corner of Dartmoor and Nottingham. This work was completed last fall. Niki said that if at least six homeowners on a road segment agree to install gas appliances, the city will run a gas line. As well, any home within 100 feet of an existing line can be connected. She said that rebates were currently available from the city (through April) and a federal tax credit was available through 2010. She offered to work with any homeowners who were interested in obtaining gas.

OTHER MATTERS

In response to a question from a homeowner as to whether the dues will be reduced once the road project is completed, Linda replied that the Board has discussed this but concluded we must wait until the project is completed in order to see where we will stand financially. Presently \$65 per lot is assigned to the Road Fund. Bill Needham pointed out that with construction being completed late in the year, the assessments from the County will not be established until November 2011 (since the County sets the numbers only once a year, in the fall).

Bill Needham requested homeowners provide an email address if they would like to receive information via the Internet. Electronic distribution reduces the cost of photocopying documents. Bill also said that information on reporting street light outage will be sent via email, posted on the web site and included in the next newsletter. Homeowners can do this directly without the need to go through the maintenance committee.

ELECTION OF OFFICERS

Linda presented the proposed board members for 2010. Since the road project is a major activity in the coming year, and to conserve the experience already gained, the current board members have all agreed to serve for 2010. These are: Linda Stalvey, president, Bill Needham, secretary-treasurer, Martin Balinsky, Niki Joyce, Jim Mann, Tony Tripp, and Clay Culpepper. It was moved, seconded and approved to accept the proposed board.

With no further business, the meeting was adjourned at 7:55.